

Memorandum

TO: Members of the Florida Building Commission and its Accessibility Advisory Council

CC: Robert S. Fine, Esq., AIA
Debora Sanchez

FROM: Ruben Juan Pujol, RA (AR 0010458)

DATE: September 4, 2015

RE: Licensed Design Professional Comments regarding the Application for Waiver of Accessibility Requirements for the [Encore Music Academy: Musical Training and Skill development Center, 4651 SW 72nd Avenue, Miami, Florida 33165](#)

Dear Members of the Commission and Council:

The Musical Training and Skill Development Center (the “Music Center”) is a modest project, with a modest budget, that will be constructed in a tenant space in a warehouse/office type building in the southwest greater Miami area. The estimated cost to construct the project, not including vertical accessibility to the second level, is approximately \$ 80,000 including plans and permits, and approximately \$76,000 without including those costs.

The Music Center will contain instruction and practice rooms. It is not, however, designed to provide space for performances, ceremonies (such as for holidays, graduations, end-of-year celebrations), etc. For these events Encore Music Academy rents space at other venues such as the University of Miami which is located nearby.

The tenant space being provided to my client contained undersized toilet rooms which need to be reconstructed to provide code-compliant accessible toilet facilities. Likewise, there are some smaller elements along the accessible route (and path of travel) that require modification to be

accessible (widening doors, accessible drinking fountain, mitigating small changes in level, etc.)—all of which are being provided for in the project. The contractor estimates the cost of providing the required accessible toilet facilities at approximately \$16,000 (for 2 sets of 2 accessible toilet rooms) and the other path of travel elements at approximately \$1400. These numbers do not include the cost to provide vertical accessibility to the upper level.

The areas (containing primary functions) for which the cost basis is used to determine disproportionate cost (calculated roughly by taking the total cost and subtracting the cost of the toilet rooms) have been estimated by the contractor to cost approximately \$60,000. Because the cost to provide and install the lift necessary to provide vertical accessibility exceeds \$12,000 or 20% of the applicable project costs, I respectfully request that the Council recommend, and then the Commission grant, a waiver of the accessibility requirement to provide vertical accessibility to the second level.

Please be aware that each of the functions and programs available to students (and parents/relatives who bring them, etc.) can and will be provided on the ground floor should a student (or accompanying parent/relative) with mobility impairment so require.

Thank you for your consideration of this request.

Respectfully submitted,



Seal

Ruben Juan Pujol, RA AR 0010458

